

COMPREHENSIVE PLAN UPDATE REPORT

FOCUS GROUP MEETING

SEPTEMBER 28, 2024

10:00 AM

- Fondren Road
- S Gessner Road

Rev.
9/23/24

Agenda

Team Introduction

Project Purpose

Planning Documents

Project Timeline

Identified Concerns

Project Website & Community Questionnaire

Exercise

Discussion/ Questions



TEAM INTRODUCTION

City Staff Team:

- City Manager's Office
- Development Services Department – Planning Division
- Economic Development Department
- Public Works Department – Engineering Division

Ardurra Team

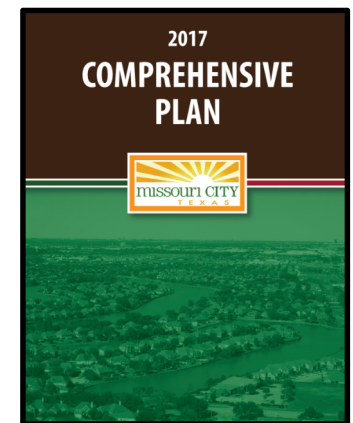
PROJECT PURPOSE

Identification of Study Areas

- Updated Vision and Guiding Principles
- Analysis - current conditions, mobility, infrastructure, and environmental impacts
- Recommendations

Future Tasks

- Amendments to the Comprehensive Plan, zoning & development codes



Appendix A - ZONING
SECTION 1. - TITLE OF ORDINANCE
SECTION 2. - PURPOSE
SECTION 3. - INTERPRETATION AND CONFLICT
SECTION 4. - DEFINITIONS
SECTION 5. - ESTABLISHMENT OF DISTRICTS AND BOUNDARIES
Sec. 5.1. - Zoning districts.
Sec. 5.2. - Zoning district map.
Sec. 5.3. - Interpretation of district boundaries.
SECTION 6. - APPLICATION OF DISTRICT REGULATIONS
Sec. 6.1. - [Application of regulations.]
SECTION 7. - USE DISTRICTS
Sec. 7.1. - SD suburban district.
Sec. 7.1.a. - R rural single-family residential district.
Sec. 7.2. - R-1 single-family residential district.
Sec. 7.2.a. - R-1-A single-family residential district.
Sec. 7.3. - R-2 single-family residential district.
Sec. 7.4. - R-3 two-family residential district.
Sec. 7.5. - R-4 patio-cluster residential district.

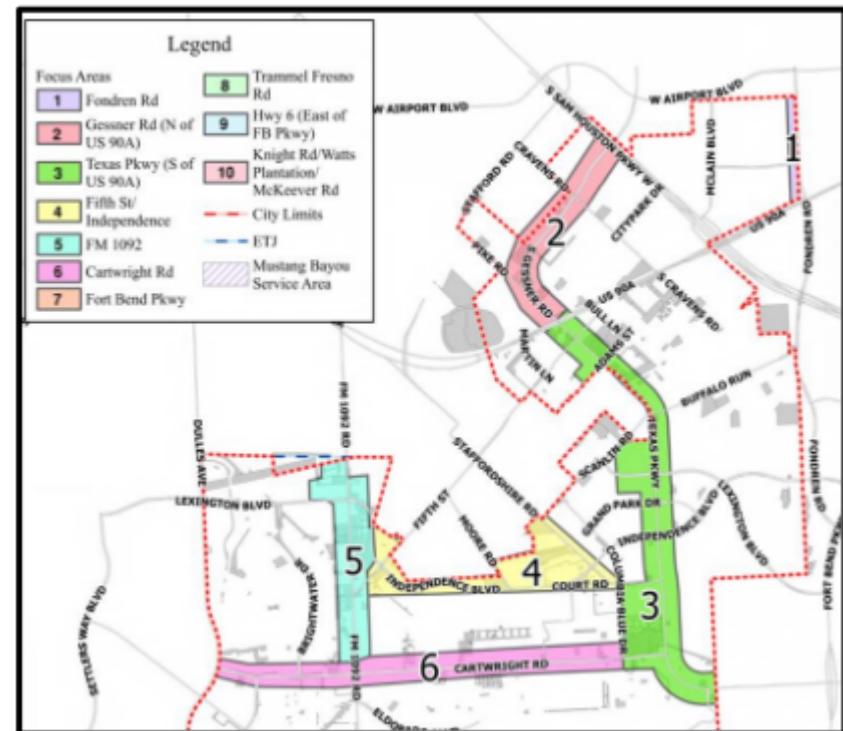
FOCUS AREAS FOR TODAY'S DISCUSSION

The City has identified 10 Focus Areas to consider the development and redevelopment potential. Today's discussion will focus on

- Fondren Road
- S Gessner Road

1

2



PLANNING DOCUMENTS (I)

Comprehensive Plan:

Comprehensive Plan (Plan) 2017

Future Land Use Plan (FLUP) 2017

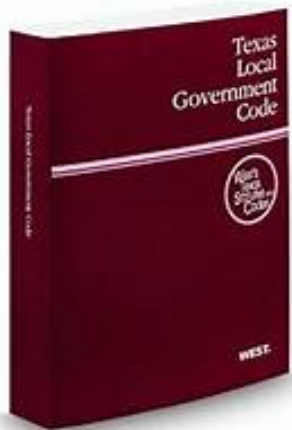
Zoning 1981

Subdivision Regulations 1974

- Text
- Future Land Use Plan
- Envisions the build out of the city & ETJ
- Engages the community to create a vision and sets goals for the next 10 years
- Includes character, land use, hazard mitigation, infrastructure, mobility, economic development, open/green space, etc.
- Presents implementation strategies
- Serves as a guide for property uses, location, and ZONING

PLANNING DOCUMENTS (II)

Chapter 211 of Texas Local Government Code grants power to municipalities to adopt and enforce zoning regulation

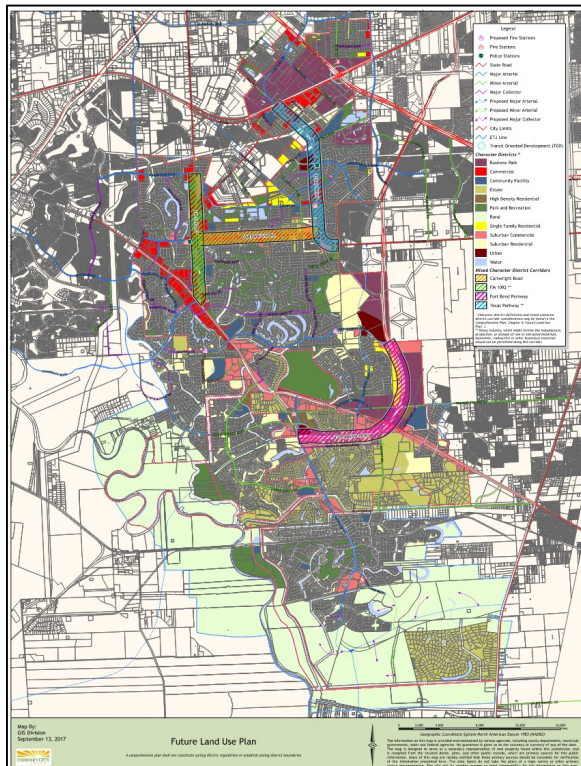


Zoning:

- Enabling document
- Addresses uses, specific development standards (landscaping, setbacks, density, building height, fencing/screening, etc.)
- Rezoning must conform to the goals/policies of the Comprehensive Plan

Important to have a clear, up-to-date, relevant Plan to guide rezoning recommendations and decisions

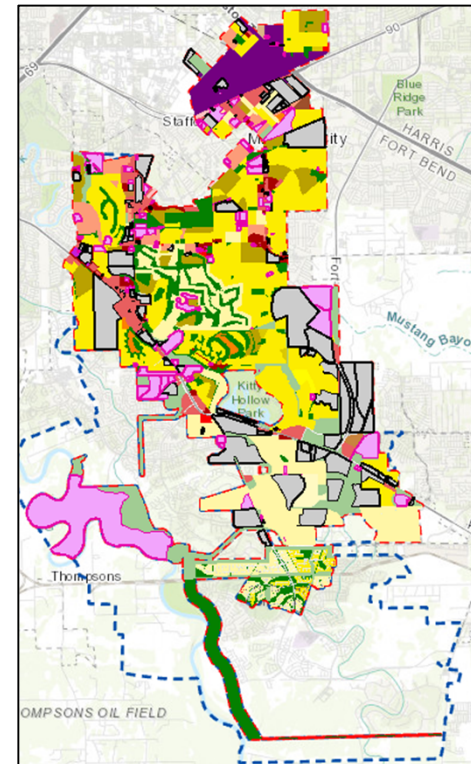
PLANNING DOCUMENTS (III)



FLUP (Includes ETJ)

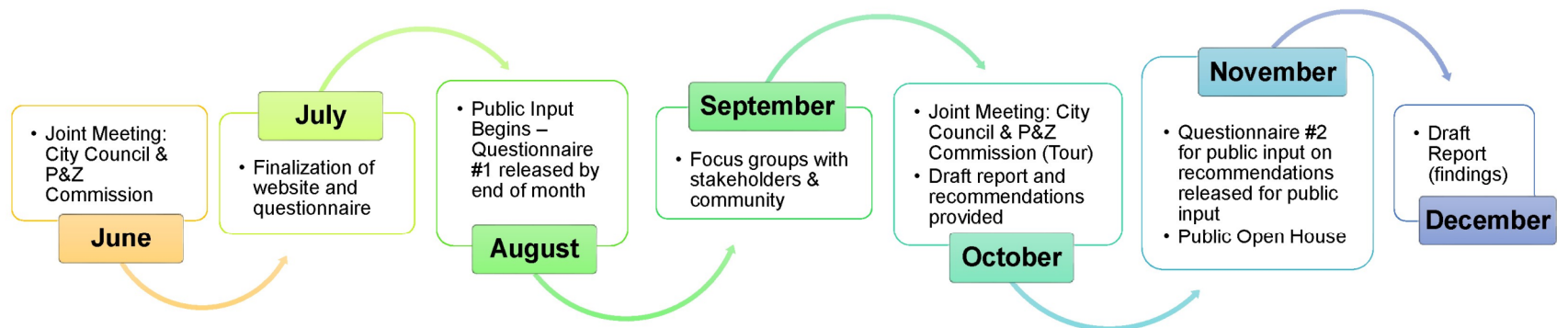
FLUP provides guidance on the development of parcels in the ETJ.

In Texas, zoning is not authorized outside the jurisdictional limits of a city or town.



Zoning Map (Excludes ETJ)

PROJECT TIMELINE



IDENTIFIED CONCERNS (I)

COMPREHENSIVE PLAN

- **Estate Character** needs to be clarified.
- Priority - determine zoning for vacant land.
Build out the **remaining parcels** of land.
- Consider not just development of the property; look at it from a perspective of **utilities and road** construction.
- The Fort Bend Toll Road, Highway 6 corridor is very hot in the **market**.
- Texas Parkway can be a **gateway** to the City.
- Prioritizing inclusion and **diversifying the types of businesses** on main corridors.
- From the 90s to present, zoning amendments have largely been developer led. A developer tends to work with staff and the policies in place, but the **City** has not taken the **lead** for **more current zoning actions**.
- Identifying appropriate locations for land uses that may result in **tax exempt properties** (Schools, religious & governmental facilities).

IDENTIFIED CONCERNS (II)

REDEVELOPMENT

- **Redevelopment policy**: there is some policy reflected in the current Comprehensive Plan on redevelopment, however there are **gaps**.
- An actual **redevelopment policy** or guidance for some of the **older parts** of the City should be included in the Comprehensive Plan.
- City's policies don't keep in mind **smaller lots and older urban areas** (landscaping and aesthetic requirements that older corridors don't align with).

ZONING

- **Zoning districts** did not change accordingly to **match the Comprehensive Plan**. If a developer comes in and wants to develop a piece of land, they may receive a favorable look from the policy and goals of the Comprehensive Plan, but they still have to go through a zoning process.
- Changing the zoning to discourage **businesses that aren't desired**.
- **Improve** public notice timeframe and outlets.
- **Clarify Suburban District** (SD) classification.

IDENTIFIED CONCERNS (III)

EXCERPTS FROM JOINT P & Z AND CC WORKSHOP OF JUNE 25, 2024

- Adopt **tailored guidelines for redevelopment** for infill lots (setbacks, landscaping, etc.)
- Address **adjacency of incompatible** zone/use (single family next to hotel)
- Consider **enhanced landscaping** and buffers (corridors)
- **Relax requirements** for older corridors
- Include **new uses** not addressed in the Comp. Plan (civic, infrastructure, cell towers, etc.)
- Assign **land use character district for Suburban District** (SD) classification based on vision in the FLUP to guide rezoning decisions.
- **Enhance open space**, parkland and environmentally sensitive areas

PROJECT WEBSITE & COMMUNITY QUESTIONNAIRE

PROJECT WEBSITE

- <https://showmecity.com>



COMMUNITY QUESTIONNAIRE

- Scan the QR code below. This questionnaire is also available on the project website

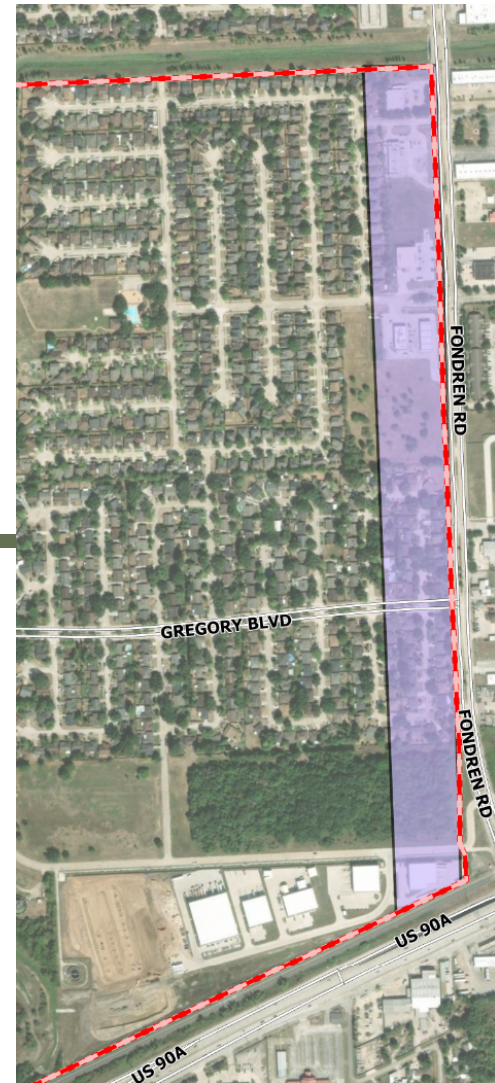




QUESTIONS

FOCUS AREAS FOR
TODAY'S
DISCUSSION
SNAPSHOT (I)

Fondren Road



FOCUS AREAS FOR TODAY'S DISCUSSION – SNAPSHOT (II)



Key Features of Fondren Road

City of Houston maintained roadway

Major Arterial, 4-Lane roadway, median dividers, curb and gutters

North of Missouri City, intersects with US Route 59/Interstate 69

South of Missouri City, intersects with Fort Bend Parkway

Annexation of land along corridor between 1960 and 1975

Existing land uses include residential, commercial/retail

Recent development includes gas station

FOCUS AREAS FOR TODAY'S DISCUSSION – SNAPSHOT (II)



Fondren Rd facing south; Missouri City limits to the right

FOCUS AREAS FOR TODAY'S DISCUSSION – SNAPSHOT (II)



Fondren Rd facing south; Missouri City limits to the right

FOCUS AREAS FOR
TODAY'S
DISCUSSION
SNAPSHOT (I)

S Gessner Road



FOCUS AREAS FOR TODAY'S DISCUSSION – SNAPSHOT (II)



Key Features of South Gessner Road

City maintained roadway

Major Arterial, 4-Lane roadway, median dividers, curb and gutters

North of Missouri City, intersects with Sam Houston
Tollroad/Beltway 8 - US Route 59/Interstate 69

South of US 90A intersection becomes Texas Parkway

Annexation of land along corridor between 1956 and 1983

Existing land uses include residential, commercial/retail,
office/warehouse industrial

Recent development includes gas station, office/warehouse
industrial

FOCUS AREAS FOR TODAY'S DISCUSSION – SNAPSHOT (II)



S Gessner Rd looking west from Beltway 8



EXERCISE



COMPREHENSIVE PLAN UPDATE REPORT FOCUS GROUP MEETING

MENTIMETER EXERCISE – INSTRUCTIONS



DISCUSSION